094.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	721,900 / 721,900
					USE VALUE:	721,900 / 721,900
					ASSESSED:	721,900 / 721,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
525		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAVEY NICHOLAS
Owner 2:	TURER KARIN
Owner 3:	
Street 1:	525 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SPECTOR STEVEN JAY -
Owner 2:	SPECTOR SHARI JAYNE -
Street 1:	525 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,072 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1532 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6072.000	342,500		379,400	721,900
Total Card	0.139	342,500		379,400	721,900
Total Parcel	0.139	342,500		379,400	721,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.21 | /Parcel: 471.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 61872

GIS Ref

GIS Ref

Insp Date 10/16/18

!7760!

PREVIOUS ASSESSMENT

Parcel ID 094.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,600	0	6,072.	379,400	722,000	722,000	Year End Roll	12/18/2019
2019	101	FV	259,500	0	6,072.	373,900	633,400	633,400	Year End Roll	1/3/2019
2018	101	FV	259,500	0	6,072.	287,200	546,700	546,700	Year End Roll	12/20/2017
2017	101	FV	259,500	0	6,072.	271,000	530,500	530,500	Year End Roll	1/3/2017
2016	101	FV	259,500	0	6,072.	249,300	508,800	508,800	Year End	1/4/2016
2015	101	FV	253,200	0	6,072.	233,000	486,200	486,200	Year End Roll	12/11/2014
2014	101	FV	253,200	0	6,072.	214,600	467,800	467,800	Year End Roll	12/16/2013
2013	101	FV	253,200	0	6,072.	214,600	467,800	467,800		12/13/2012

PRINT

Date	Time
12/10/20	22:22:13

LAST REV

Date	Time
10/16/18	09:25:12
apro	
7760	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPECTOR STEVEN	49835-30		7/25/2007		445,600	No	No		
DAWSON JEFFREY	31603-556		7/29/2000		320,500	No	No		
KINSBOURNE MARC	28301-162		3/13/1998		210,000	No	No		Y

USER DEFINED

Prior Id # 1:	61872
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2014	1292	Wood Dec	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Meas/Inspect	294	PATRIOT
12/24/2008	Meas/Inspect	294	PATRIOT
12/3/2008	MLS	MM	Mary M
12/2/2000	MLS	MM	Mary M
1/28/2000	Mailer Sent		
1/28/2000	Measured	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6072		Sq. Ft.	Site		0	70.	0.89	6			Med. Tr	-10					379,361						379,400	

Total AC/HA: 0.13939 | Total SF/SM: 6072 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,361 | Spl Credit | Total: 379,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33537853
Const Adj.:	0.97272485
Adj $ / SQ:	162.369
Other Features:	87250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420769
Depreciation:	78263
Depreciated Total:	342506

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

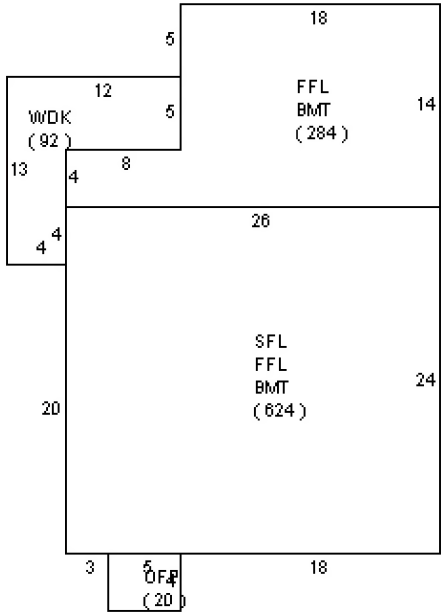
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.61
Special Features:	0	Val/Su Net:	134.21
Final Total:	342500	Val/Su SzAd	223.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	908	48.710	44,229
FFL	First Floor	908	162.370	147,431
SFL	Second Floor	624	162.370	101,319
WDK	Deck	92	15.560	1,432
OFP	Open Porch	20	42.800	856

Net Sketched Area:	2,552			Total:	295,267
Size Ad	1532	Gross Are	2552	FinArea	1532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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